

### LEGEND

	Approx. Project Property Line
	Approx. Property Line
	Averaged Property Line Setback
	75' Waterfront Setback
	Existing Tree Line
	Existing Chain Link Fence
	Existing Wire Fence
	Existing Stockade Fence
	Existing Contour
	Existing Storm Line/Manhole/Basin
	Existing Overhead Power/Power Pole
	Existing Underground Power
	Existing Water Line/Hydrant/Valve/Shutoff

### Property Line Setback Information

(based on p.4-34 of Article 4: Zoning Maps and Districts of the Burlington Comprehensive Development Ordinance last updated April 29, 2020)

**Property line setbacks determined by averaging the setbacks of the (2) adjacent properties on both sides**

**FRONT YARD:**  
 $(149' + 193' + 82' + 89') / 4 = 128.25'$  (rounded to **129'**)

**SIDE YARD:**  
 $(34' + 19' + 12' + 18') / 4 = 20.75'$  (MAX required = **20'**)

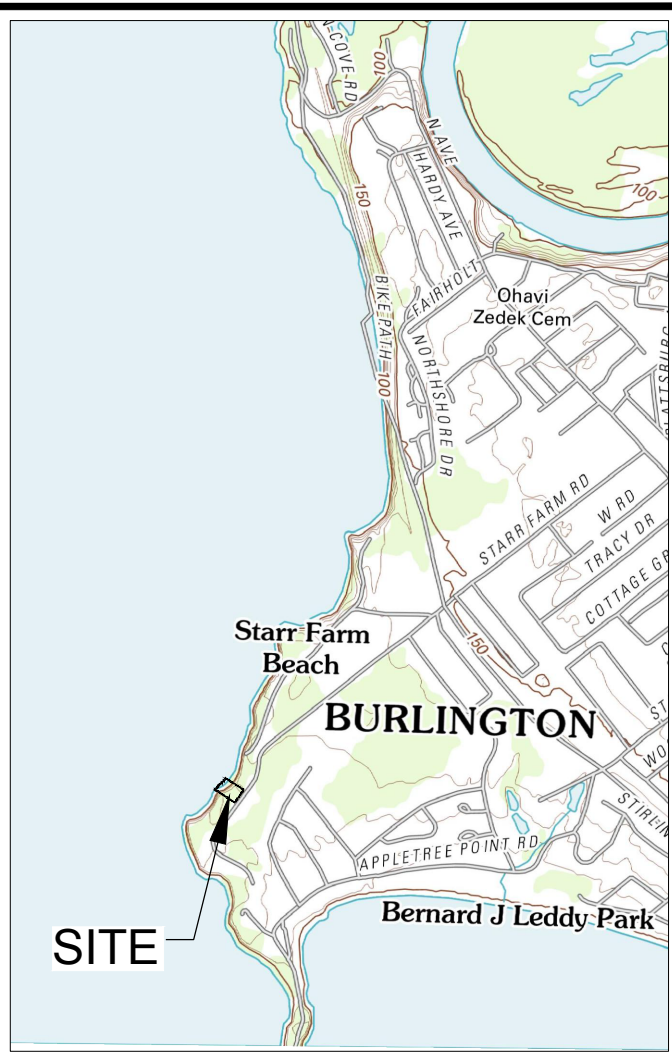
**WATERFRONT:**  
 $(33' + 23' + 59' + 86') / 4 = 50.25'$  (rounded to **51'**)

### Planning & Zoning Information

<u>Owner/Applicant:</u>	Garrison
<u>Parcel I.D.:</u>	26-04-17
<u>Address:</u>	28 Sunset Cliff Road
<u>Area:</u>	±0.87 Acres (37,742 s.f.)
<u>Frontage:</u>	164'
<u>District:</u>	Residential Low Density - Waterfront (RL-W)

### Notes:

- This plan is not intended to be a boundary survey. Property lines are based on physical evidence located in the field and tax map information from the City of Burlington.
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LOCATION MAP  
SCALE: 1" = 2,000 FT

**KREBS & LANSING**  
CONSULTING ENGINEERS  
164 Main Street, Suite 201  
Colchester, Vermont 05446  
P: (802) 878-0375  
www.krebsandlansing.com

STAMP:



Project:

**28 Sunset Cliff Road**  
**Burlington, VT**

Project No.	20317
Scale	1"=20'
Drawn by	RA
Checked by	DMR
Date	12/14/2020

Revisions	No.	Date	Description

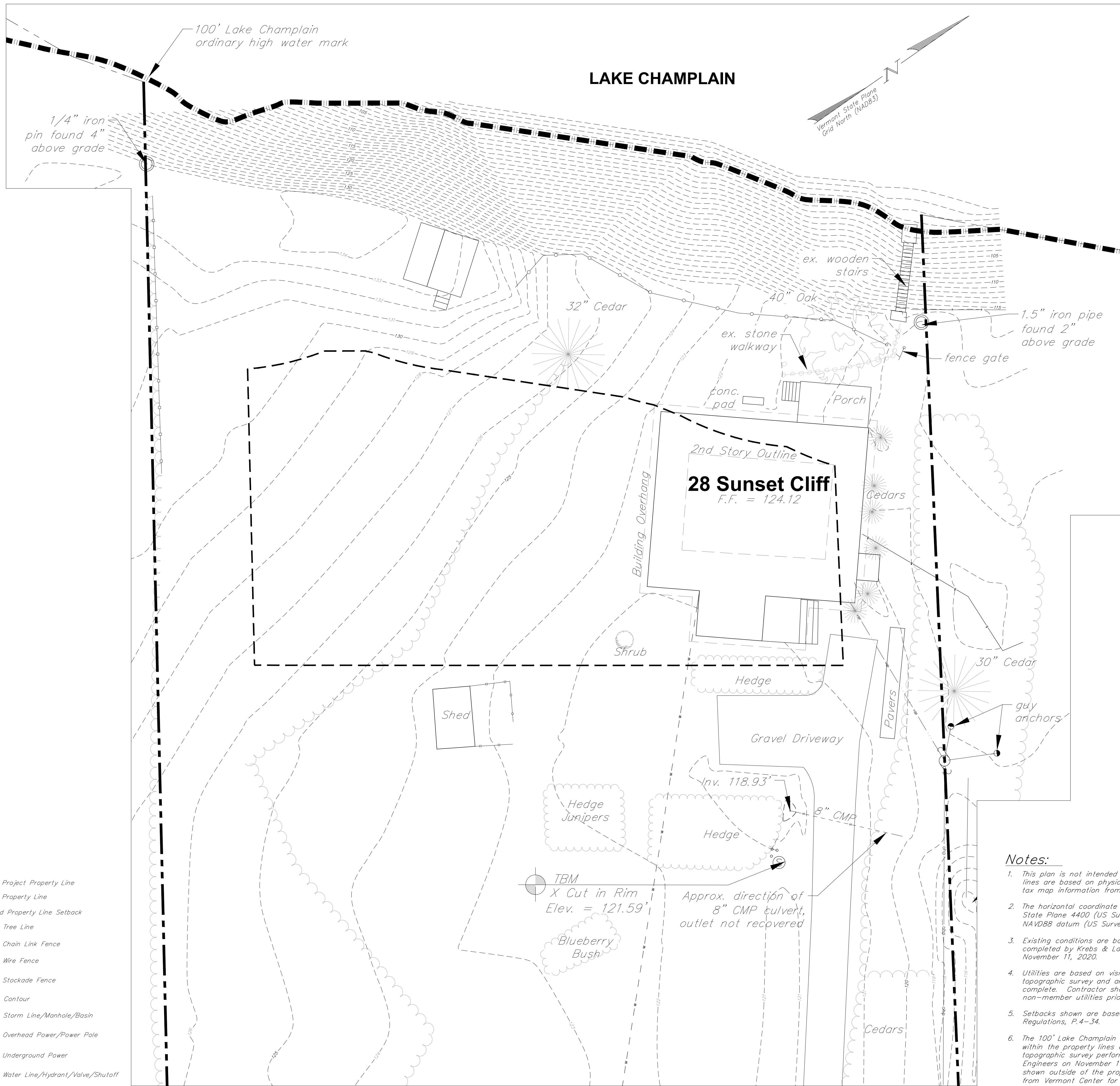
Drawing Title

**Overall Existing  
Conditions Plan**

Drawing No.

**C-1.0**



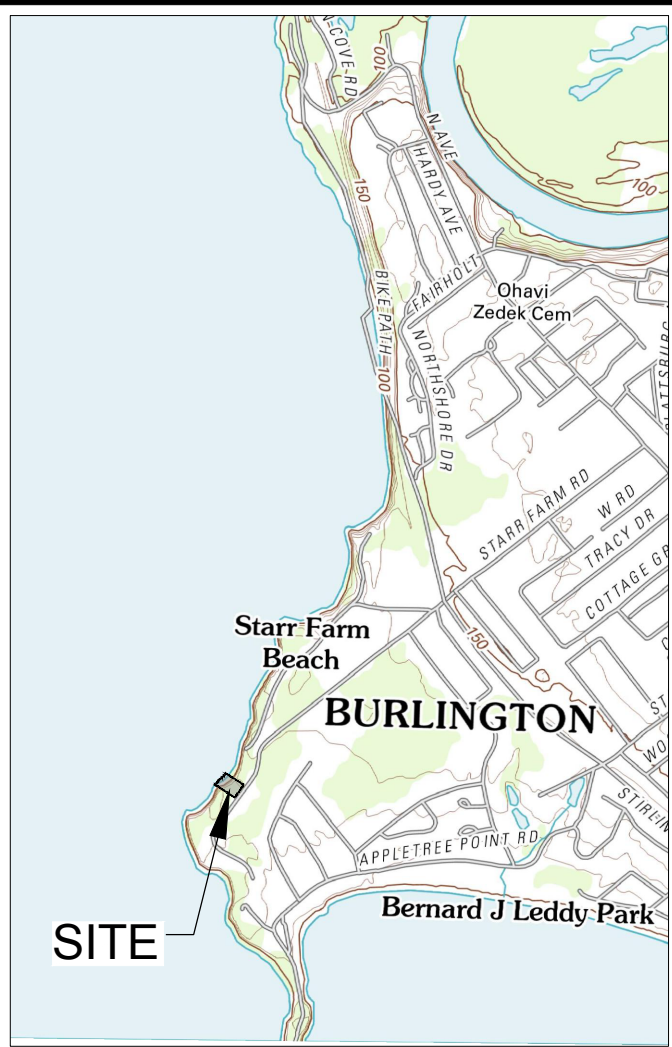


LEGEND

- — — — — Approx. Project Property Line
- — — — — Approx. Property Line
- — — — — Averaged Property Line Setback
- — — — — Existing Tree Line
- — — — — Existing Chain Link Fence
- — — — — Existing Wire Fence
- — — — — Existing Stockade Fence
- — — — — Existing Contour
- — — — — Existing Storm Line/Manhole/Basin
- — — — — Existing Overhead Power/Power Pole
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Project:

**28 Sunset Cliff Road**  
**Burlington, VT**

Project No. 20317  
Scale 1" = 10'  
Drawn by RA  
Checked by DMR  
Date 12/14/2020

Revisions		
No.	Date	Description

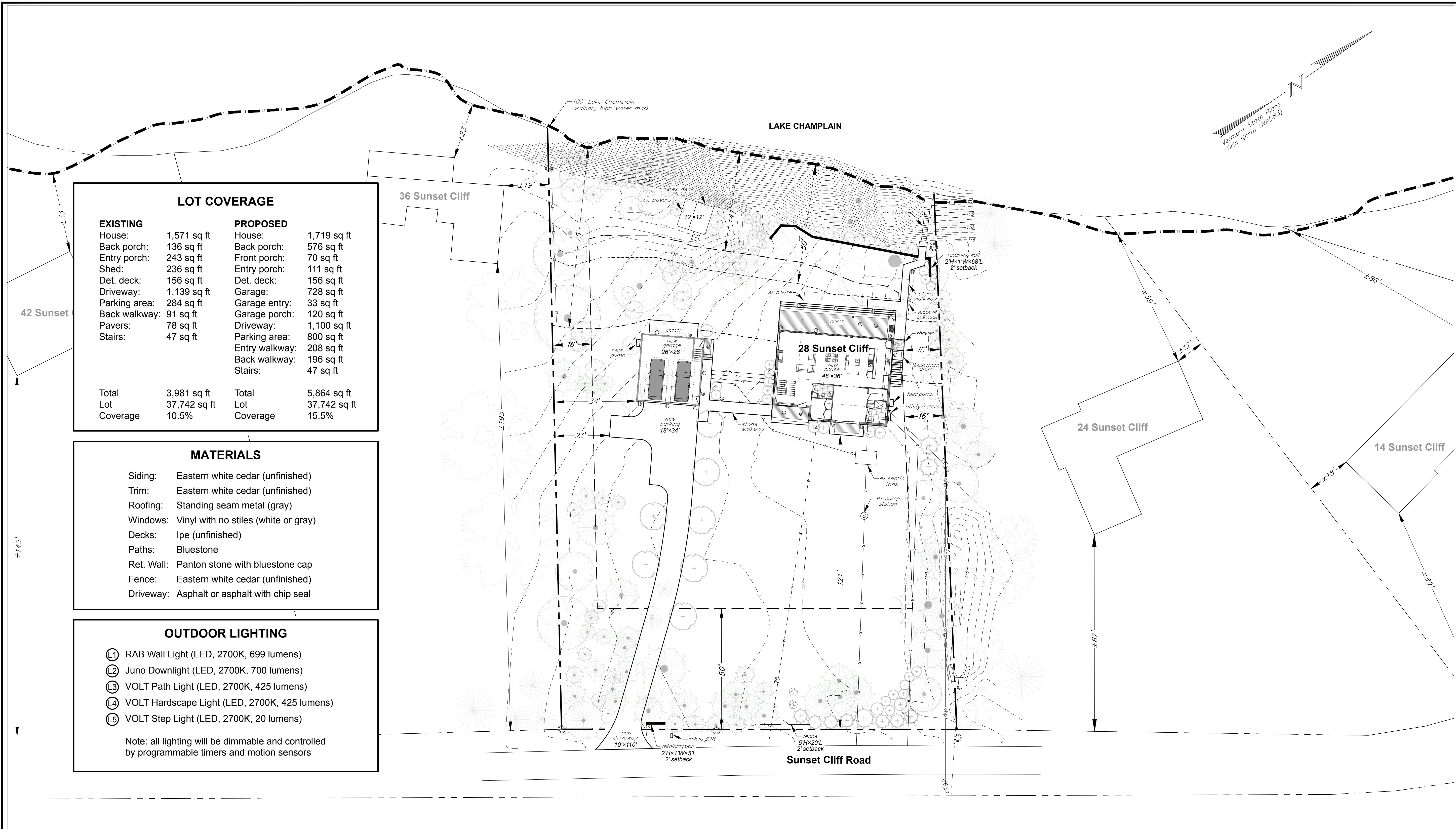
Drawing Title

**Existing**  
**Conditions Plan**

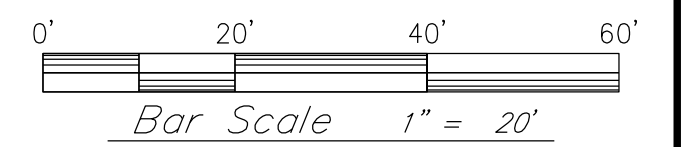
Drawing No.

**C-2.0**





LOCATION MAP  
SCALE: 1" = 2,000 FT



Project:  
  
28 Sunset Cliff Road  
Burlington, VT

Project No. 20317  
Scale 1"=20'  
Drawn by Maxx Garrison  
Checked by  
Date 5/13/2021

Revisions		
No.	Date	Description
1	6/4/2021	Setbacks, parking, labels, lighting
2	7/8/2021	Parking revised

Drawing Title  
  
Proposed  
Site Plan

Drawing No.  
  
C-3.0

### LOT COVERAGE

EXISTING		PROPOSED	
House:	1,571 sq ft	House:	1,719 sq ft
Back porch:	136 sq ft	Back porch:	576 sq ft
Entry porch:	243 sq ft	Front porch:	70 sq ft
Shed:	236 sq ft	Entry porch:	111 sq ft
Det. deck:	156 sq ft	Det. deck:	156 sq ft
Driveway:	1,139 sq ft	Garage:	728 sq ft
Parking area:	284 sq ft	Garage entry:	33 sq ft
Back walkway:	91 sq ft	Garage porch:	120 sq ft
Pavers:	78 sq ft	Driveway:	1,100 sq ft
Stairs:	47 sq ft	Parking area:	800 sq ft
		Entry walkway:	208 sq ft
		Back walkway:	196 sq ft
		Stairs:	47 sq ft
Total	3,981 sq ft	Total	5,864 sq ft
Lot	37,742 sq ft	Lot	37,742 sq ft
Coverage	10.5%	Coverage	15.5%

### MATERIALS

Siding:	Eastern white cedar (unfinished)
Trim:	Eastern white cedar (unfinished)
Roofing:	Standing seam metal (gray)
Windows:	Vinyl with no stiles (white or gray)
Decks:	lpe (unfinished)
Paths:	Bluestone
Ret. Wall:	Panton stone with bluestone cap
Fence:	Eastern white cedar (unfinished)
Driveway:	Asphalt or asphalt with chip seal

### OUTDOOR LIGHTING

- ① RAB Wall Light (LED, 2700K, 699 lumens)
- ② Juno Downlight (LED, 2700K, 700 lumens)
- ③ VOLT Path Light (LED, 2700K, 425 lumens)
- ④ VOLT Hardscape Light (LED, 2700K, 425 lumens)
- ⑤ VOLT Step Light (LED, 2700K, 20 lumens)

Note: all lighting will be dimmable and controlled by programmable timers and motion sensors

### LEGEND

	Approx. Project Property Line
	Approx. Property Line
	Averaged Property Line Setback
	75' Waterfront Setback
	Existing Tree Line
	Existing Chain Link Fence
	Existing Wire Fence
	Existing Stockade Fence
	Existing Contour
	Existing Storm Line/Manhole/Basin
	Existing Overhead Power/Power Pole
	Existing Underground Power
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FRONT YARD:  
 $(149' + 193' + 82' + 89') / 4 = 128.25'$  (MAX required = 50')

SIDE YARD:  
 $(19' + 12') / 2 = 15.5'$  (rounded to 16')

WATERFRONT:  
 $(23' + 59') / 2 = 41'$

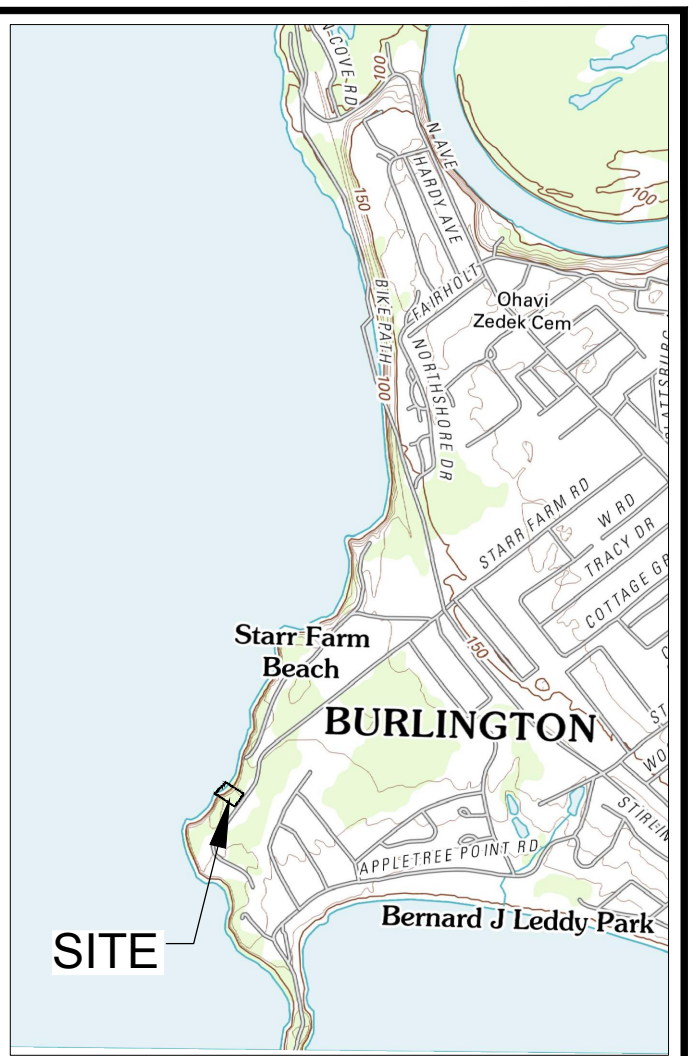
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Frontage:	164'
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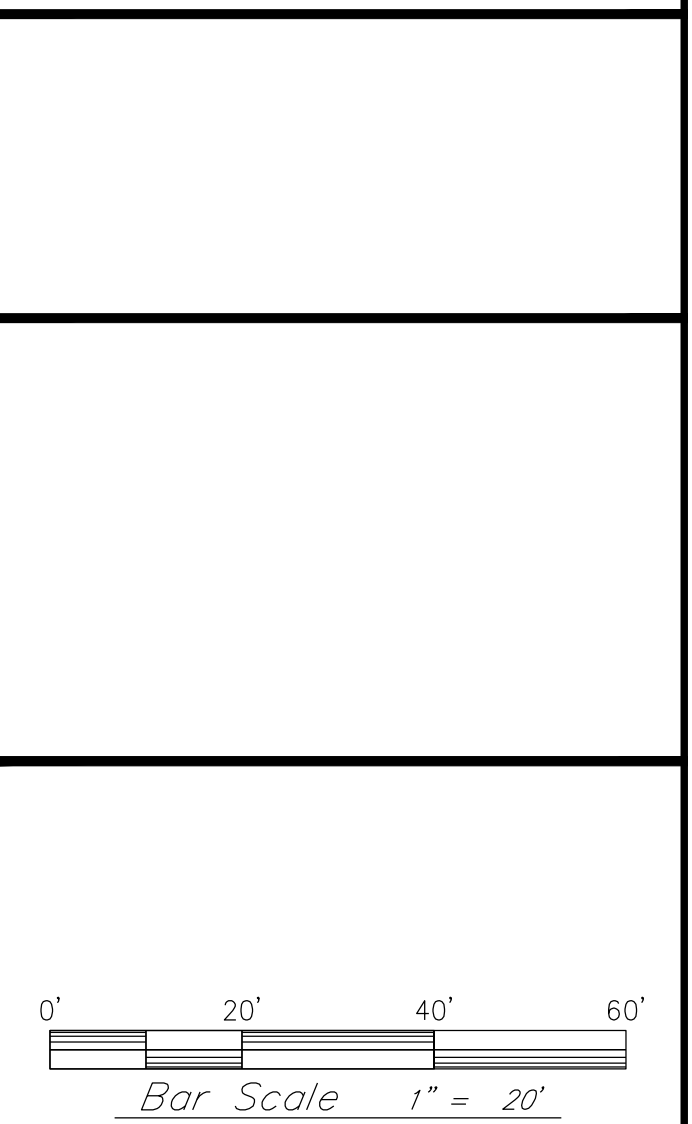
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LOCATION MAP  
SCALE: 1" = 2,000 FT



Project:

28 Sunset Cliff Road  
Burlington, VT

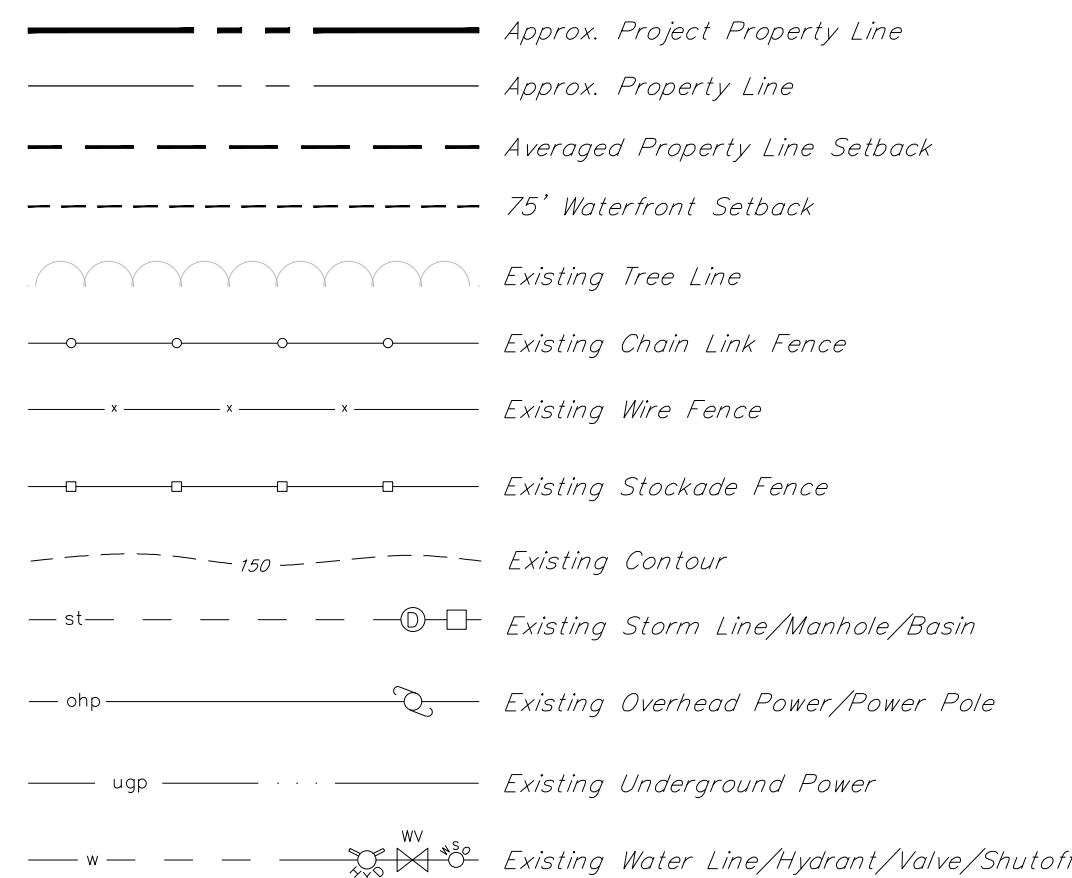
Project No. 20317  
Scale 1"=20'  
Drawn by Maxx Garrison  
Checked by  
Date 5/13/2021

Revisions		
No.	Date	Description
1	6/4/2021	Setbacks, parking, labels, lighting
2	7/8/2021	Parking revised

Drawing Title  
**Proposed  
Landscape Plan**

Drawing No.  
**C-4.0**

## LEGEND



## Property Line Setback Information

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**WATERFRONT:**  
 $(23' + 59') / 2 = 41'$

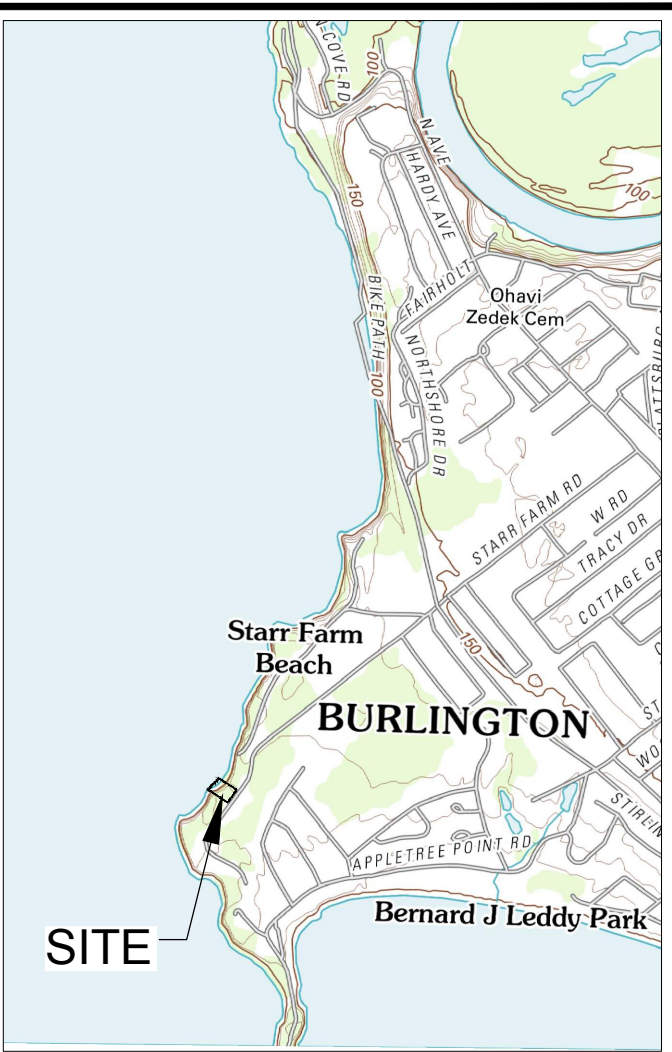
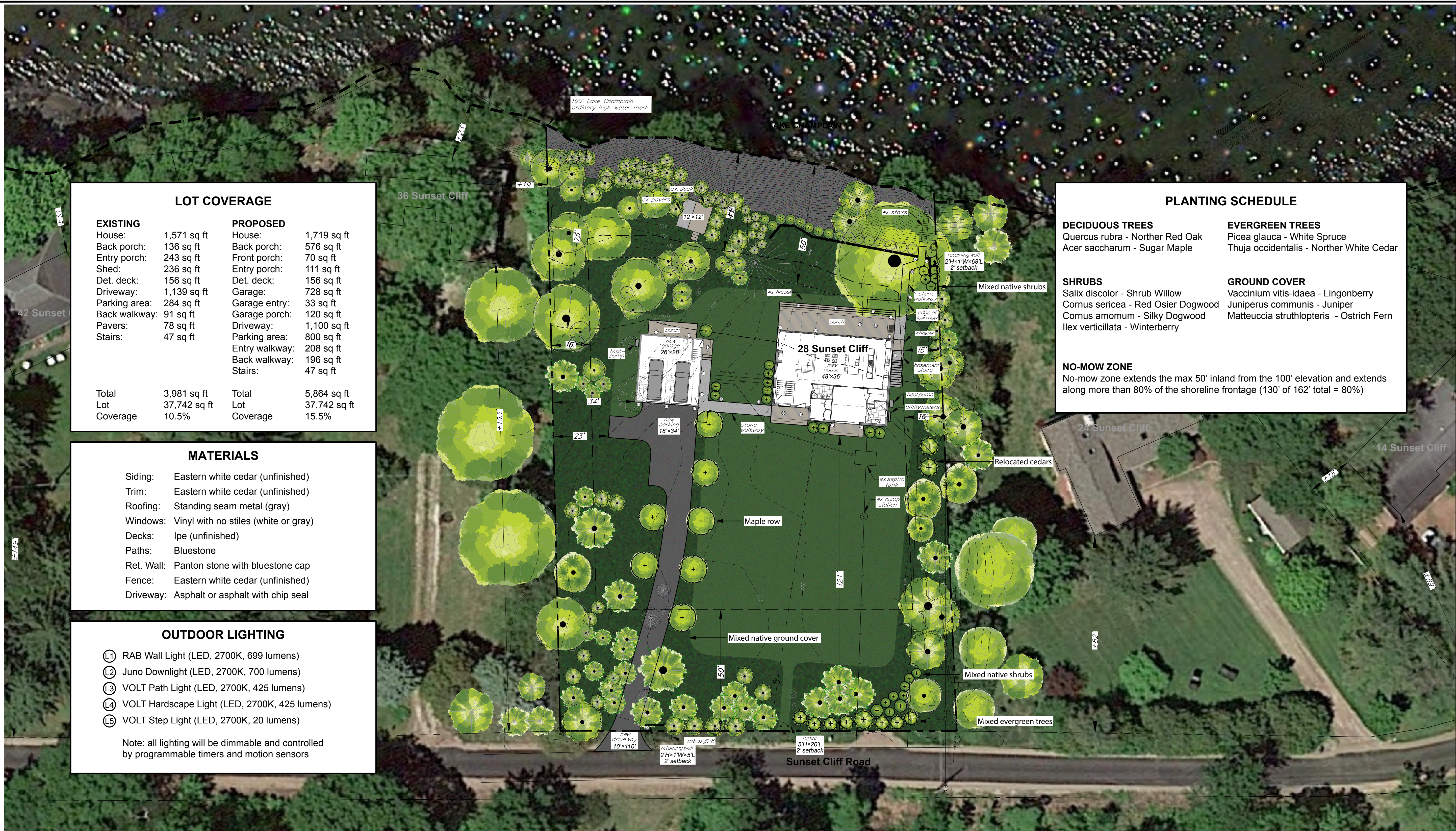
## Planning & Zoning Information

Owner/Applicant: Garrison  
Parcel I.D.: 26-04-17  
Address: 28 Sunset Cliff Road  
Area: ±0.87 Acres (37,742 s.f.)  
Frontage: 164'  
District: Residential Low Density - Waterfront (RL-W)

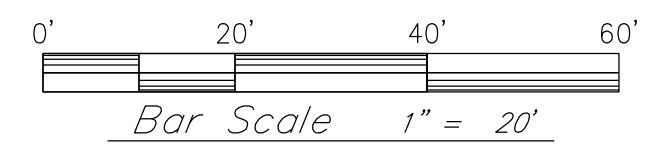
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LOCATION MAP  
SCALE: 1" = 2,000 FT



Project:

28 Sunset Cliff Road  
Burlington, VT

Project No.	20317
Scale	1"=20'
Drawn by	Maxx Garrison
Checked by	
Date	5/13/2021

Revisions		
No.	Date	Description
1	6/4/2021	Setbacks, parking, labels, lighting
2	7/8/2021	Parking revised

Drawing Title  
**Proposed Color  
Landscape Plan**

Drawing No.  
**C-5.0**

### LOT COVERAGE

EXISTING		PROPOSED	
House:	1,571 sq ft	House:	1,719 sq ft
Back porch:	136 sq ft	Back porch:	576 sq ft
Entry porch:	243 sq ft	Front porch:	70 sq ft
Shed:	236 sq ft	Entry porch:	111 sq ft
Det. deck:	156 sq ft	Det. deck:	156 sq ft
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Windows:	Vinyl with no stiles (white or gray)
Decks:	Lpe (unfinished)
Paths:	Bluestone
Ret. Wall:	Panton stone with bluestone cap
Fence:	Eastern white cedar (unfinished)
Driveway:	Asphalt or asphalt with chip seal

### OUTDOOR LIGHTING

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**WATERFRONT:**  
 $(23' + 59') / 2 = 41'$

### Planning & Zoning Information

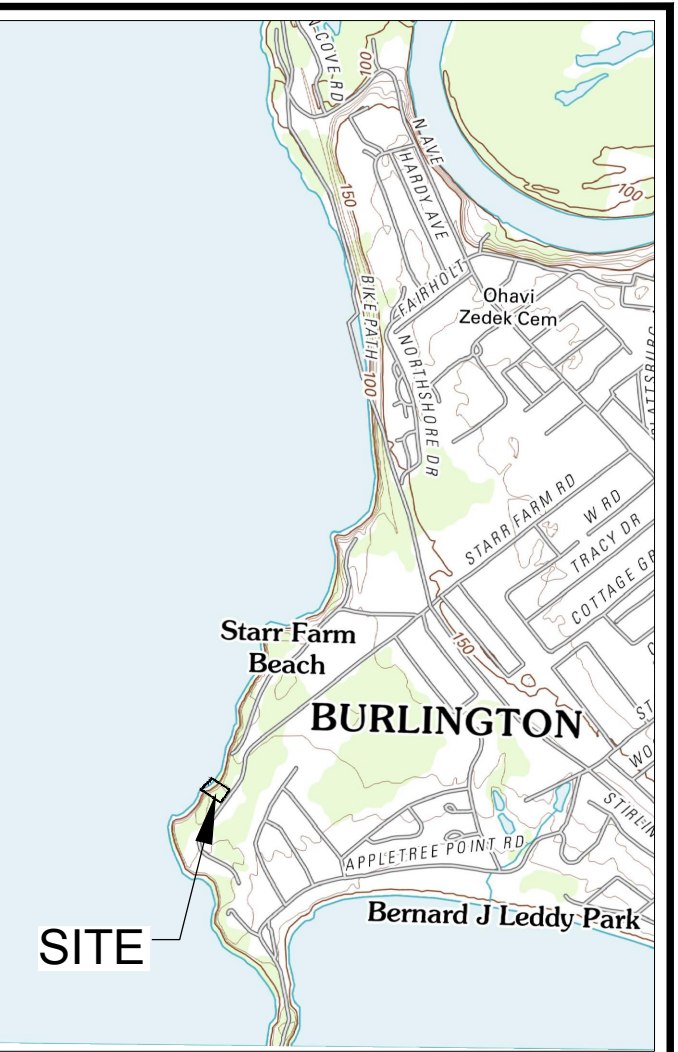
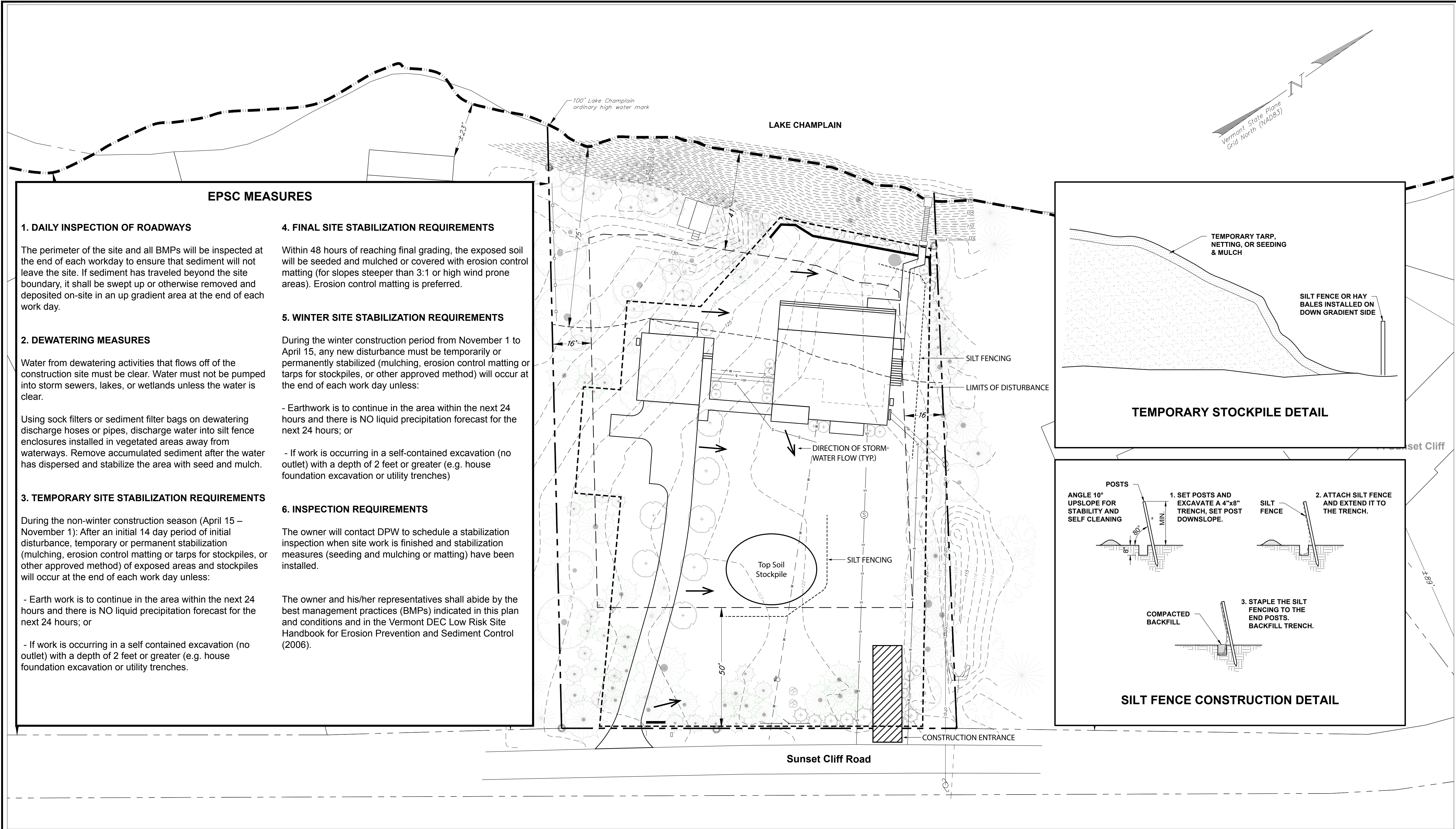
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Address:	28 Sunset Cliff Road
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### PLANTING SCHEDULE

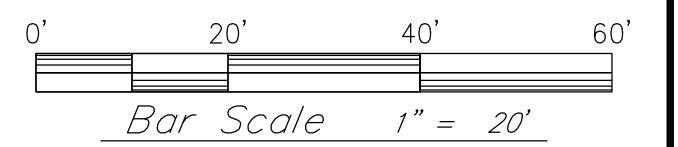
DECIDUOUS TREES	EVERGREEN TREES
Quercus rubra - Norther Red Oak	Picea glauca - White Spruce
Acer saccharum - Sugar Maple	Thuja occidentalis - Norther White Cedar
SHRUBS	GROUND COVER
Salix discolor - Shrub Willow	Vaccinium vitis-idaea - Lingonberry
Cornus sericea - Red Osier Dogwood	Juniperus communis - Juniper
Cornus amomum - Silky Dogwood	Matteuccia struthiopteris - Ostrich Fern
Ilex verticillata - Winterberry	

**NO-MOW ZONE**  
No-mow zone extends the max 50' inland from the 100' elevation and extends along more than 80% of the shoreline frontage (130' of 162' total = 80%)





LOCATION MAP  
SCALE: 1" = 2,000 FT



Project:

28 Sunset Cliff Road  
Burlington, VT

Project No.	20317
Scale	1"=20'
Drawn by	Maxx Garrison
Checked by	
Date	5/13/2021

Revisions		
No.	Date	Description

Drawing Title

EPSC Plan

Drawing No.

C-6.0

## LEGEND

	Approx. Project Property Line
	Approx. Property Line
	Averaged Property Line Setback
	75' Waterfront Setback
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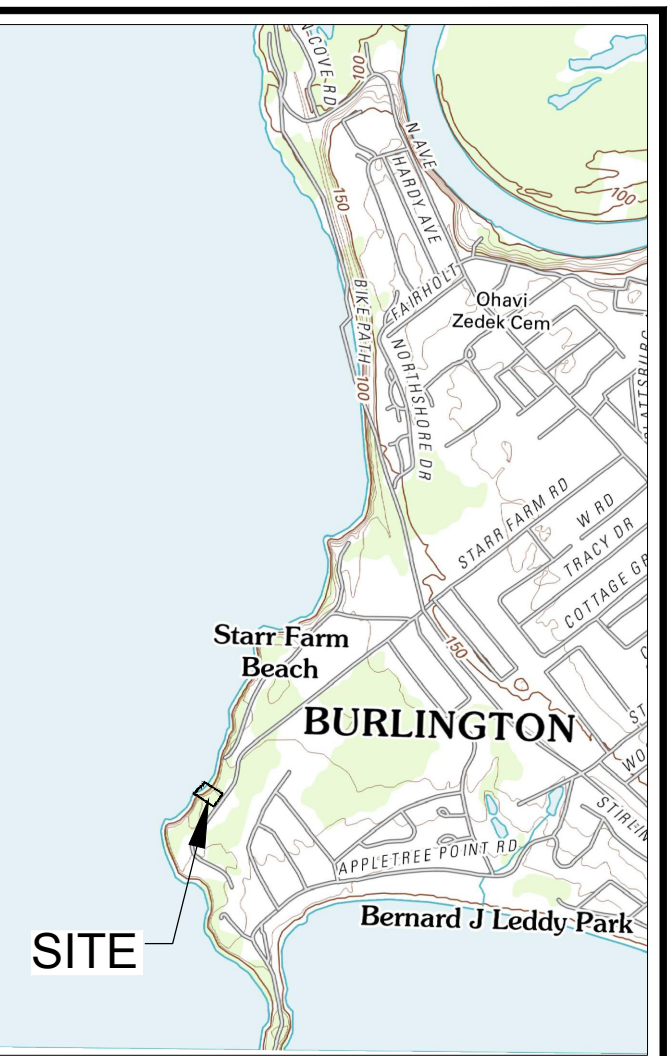
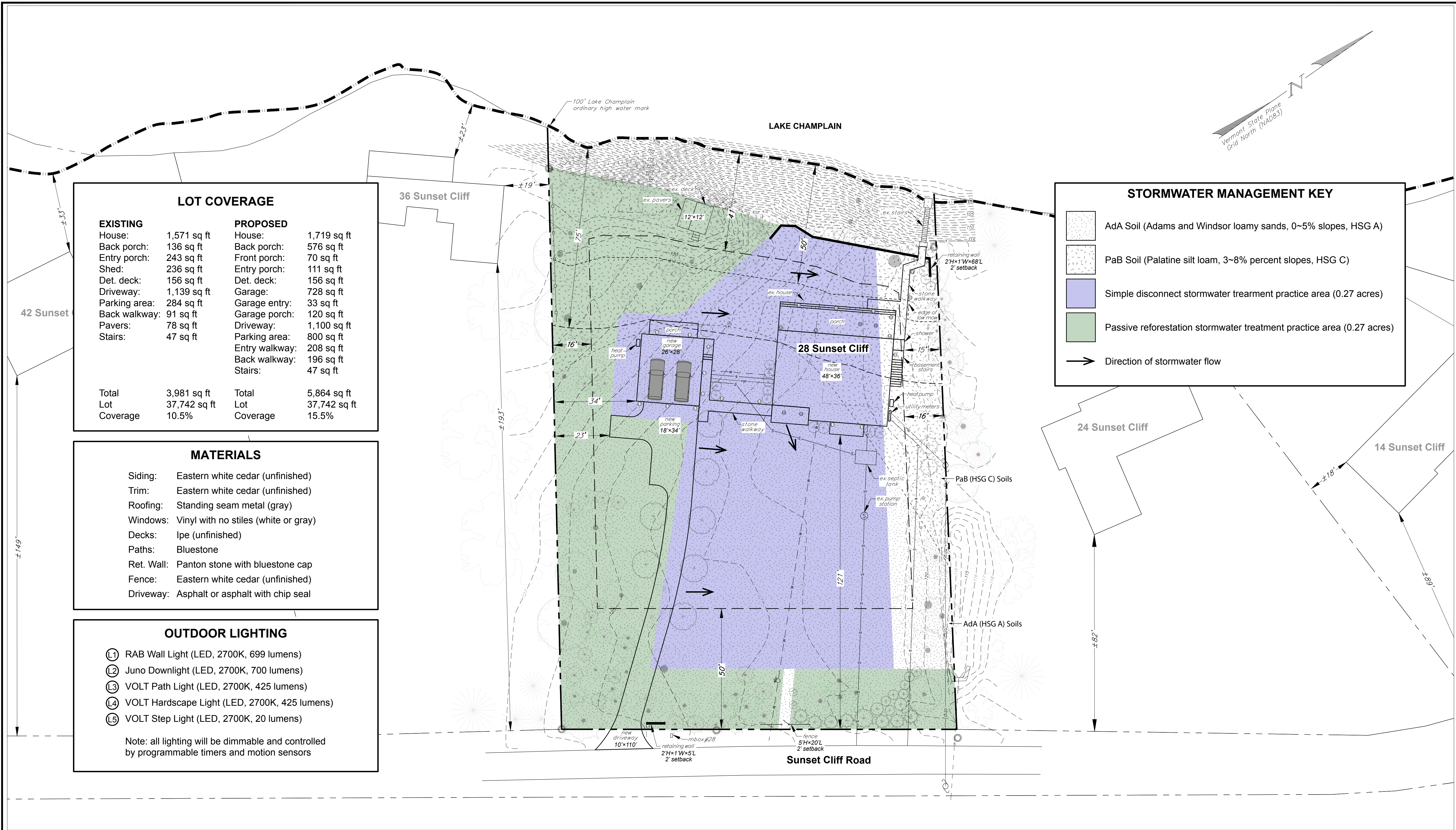
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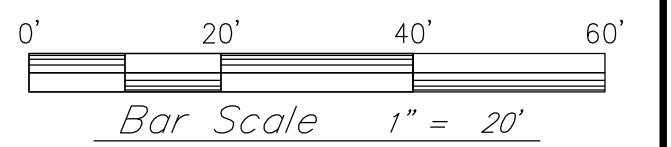
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LOCATION MAP  
SCALE: 1" = 2,000 FT



Project:

28 Sunset Cliff Road  
Burlington, VT

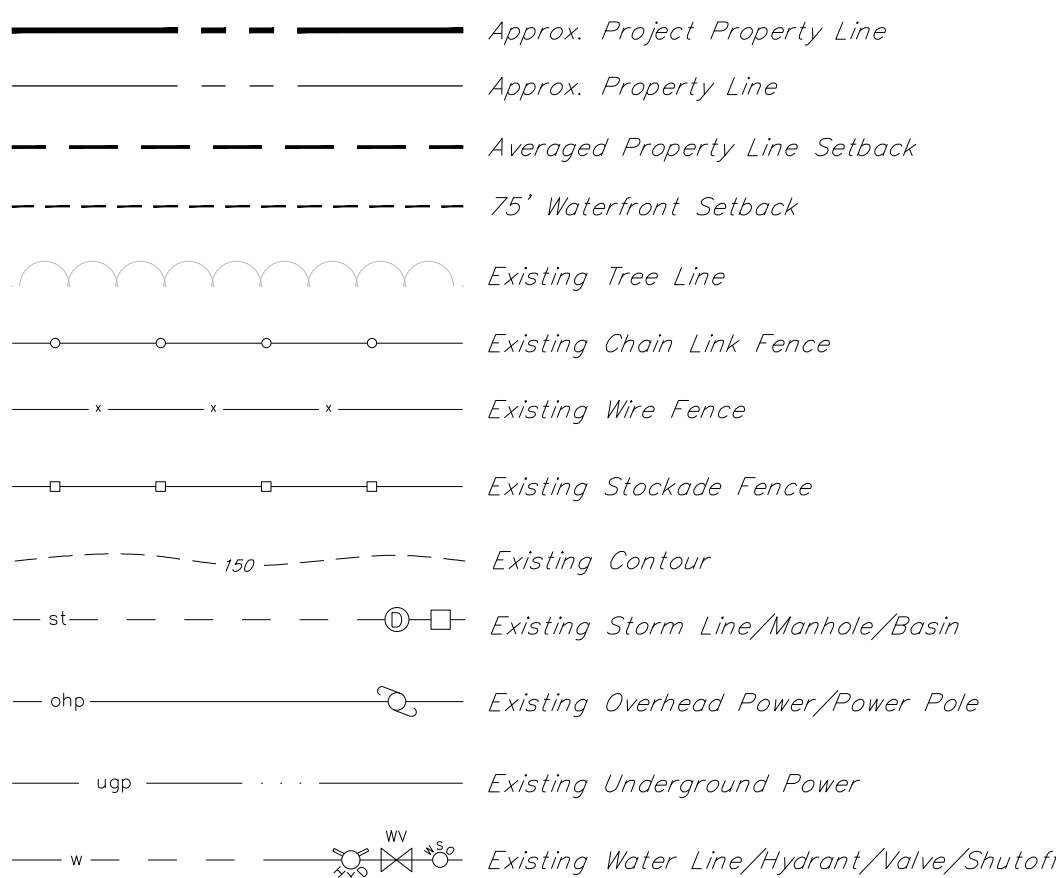
Project No.	20317
Scale	1"=20'
Drawn by	Maxx Garrison
Checked by	
Date	5/13/2021

No.	Date	Description
1	6/4/2021	Setbacks, parking, labels, lighting
2	7/8/2021	Parking revised

Drawing Title  
**Stormwater  
Management Plan**

Drawing No.  
**C-7.0**

## LEGEND



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